



**Yertis, Church Road, Beetley, Dereham, NR20 4AB**

**welcome to**

**Yertis, Church Road, Beetley, Dereham**

>> NO ONWARD CHAIN! A generous 4 bedroom detached chalet, situated in a desirable, non-estate spot within Beetley. The versatile property benefits from dual-aspect lounge, fitted kitchen, separate utility, ground floor shower room, extensive rear garden with superb field views, parking & garage.



## Description

We are extremely pleased to offer for sale this versatile 4 bedroom detached chalet, situated within a sought-after location within 'Old Beetley'.

In brief, the internal accommodation comprises; spacious entrance hall, dual-aspect lounge with open fireplace, kitchen/dining room, separate utility, shower room and bedroom. This is complemented on the first floor by three further good sized bedrooms and a cloakroom w.c. Coupled with the accommodation, the property benefits from oil fired central heating.

Outside, the property sits on a generous sized plot with a driveway providing ample off road parking and access to the garage, together with an enclosed rear garden which enjoys stunning countryside views.

## The Accommodation

### Entrance Hall

Timber framed entrance door to side aspect, fitted carpet flooring, stairs rising to first floor landing, radiator and doors opening to lounge, kitchen and bedroom one.

### Lounge

20' x 12' 4" ( 6.10m x 3.76m )

With fitted carpet flooring, central open fireplace with brick surround and tile hearth, television point, wall lights, two radiators, dual-aspect timber framed secondary single glazed windows and door opening to;

### Kitchen / Dining Room

22' 1" x 8' 8" ( 6.73m x 2.64m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for cooker, space for free standing fridge/freezer, tiled effect flooring, timber framed double glazed window to rear aspect and open plan access to dining area with fitted carpet flooring, timber framed secondary single glazed window to side aspect and door opening to;

### Utility Room

With fitted carpet flooring, storage cupboard and boiler, plumbing available for washing machine and tumble dryer and timber framed doors to front and rear aspects.

### Bedroom One

15' 7" x 10' 4" ( 4.75m x 3.15m )

With fitted carpet flooring, built-in wardrobes, two radiators and timber framed secondary single glazed windows to front, side and rear aspects.

### Shower Room

Tiled three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled flooring, radiator and timber framed double glazed obscure glass windows to rear aspect.

### First Floor Landing

With fitted carpet flooring, three built-in storage cupboards, loft access, radiator, timber framed secondary single glazed window to rear aspect and doors opening to all bedrooms and cloakroom w.c.

### Bedroom Two

11' 1" x 11' 1" ( 3.38m x 3.38m )

With fitted carpet flooring, built-in wardrobe, radiator and timber framed single glazed window to front aspect.

### Bedroom Three

11' 2" x 10' 5" ( 3.40m x 3.17m )

With fitted carpet flooring, built-in wardrobes, radiator and timber framed secondary single glazed window to side aspect.

### Bedroom Four

8' 2" x 6' 4" ( 2.49m x 1.93m )

With fitted carpet flooring, radiator and timber framed single glazed window to side aspect.

### Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks and fitted carpet flooring.

## Outside

Situated far back from the road and approached via a shingle driveway which provides ample off road parking and access to the garage with a further brickweave driveway. The remainder of the front is laid to lawn with mature plants.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area, perfect for entertaining friends and family, together with mature trees and three storage sheds. The rear of the property also boasts far-reaching countryside views.

## Garage

With power, light, inspection pit, storage above, timber framed doors opening to the rear aspect and up and over door to front.

## Location

Beetley is a sought after village situated about 3 miles from the bustling market town of Dereham and 15 miles from the City of Norwich. There is a primary school, a public house and in Old Beetley an excellent example of a 14th century church. Beetley is within the catchment area for Litcham High School and Gressenhall Museum is located on the edge of the village.

## Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

## directions to this property:

Upon entering Beetley from the Dereham direction, proceed along Fakenham Road out of the village and take the right hand turn, sign posted 'Old Beetley'. Follow this road for a while and continue into Old Beetley. As the road becomes Church Road, the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/DRM115407](http://williamhbrown.co.uk/Property/DRM115407)



welcome to

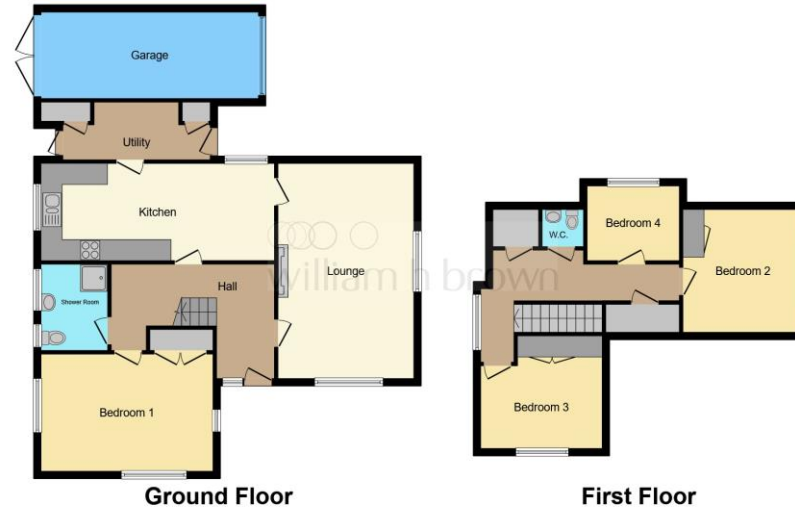
## Yertis, Church Road, Beetley, Dereham

- NO ONWARD CHAIN!
- 4 Bedroom Detached Chalet
- 22'1" Kitchen/Dining Room & Separate Utility
- Ground Floor Shower Room & First Floor Cloakroom
- Oil Fired Central Heating
- Spacious Rear Garden With Stunning Field Views
- Ample Off Road Parking & Garage
- Non-Estate, Sought-After Location

Tenure: Freehold EPC Rating: E

offers in excess of

**£400,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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DRM115407 - 0006

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